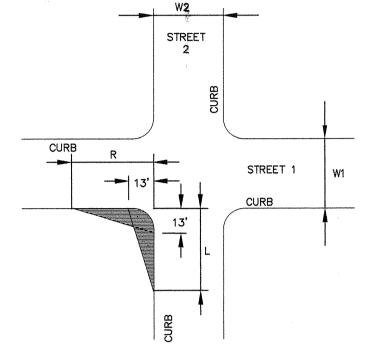


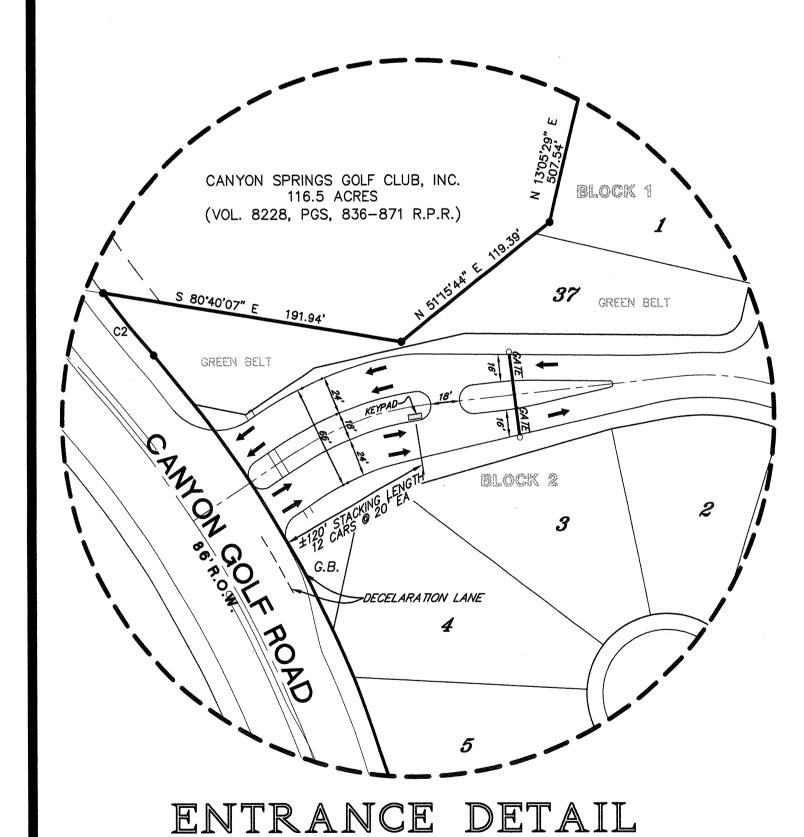
BEXAR COUNTY CLEAR VISION STATEMENT: CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO III **B&C FOR TURNING MANUEVERS ON** TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.



NAME & ADDRESS OF **OWNERS WITHIN 200'** (1) CANYON SPRINGS GOLF CLUB, INC.

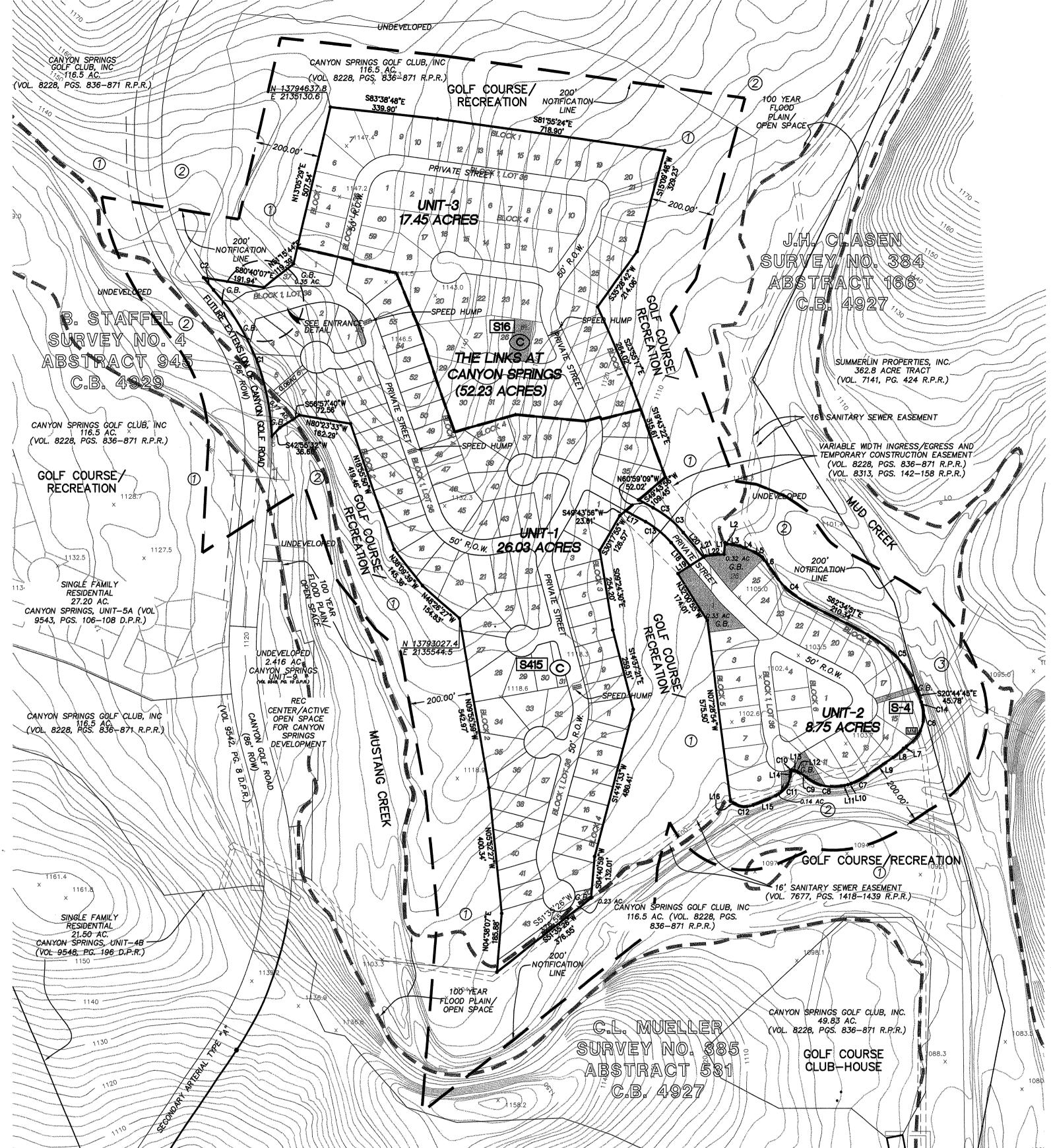
3030 LBJ FREEWAY STE 1140 DALLAS, TX. 75234-2746
(2) CANYON VALLEY LTD. 11202 DISCO SAN ANTONIO, 78216

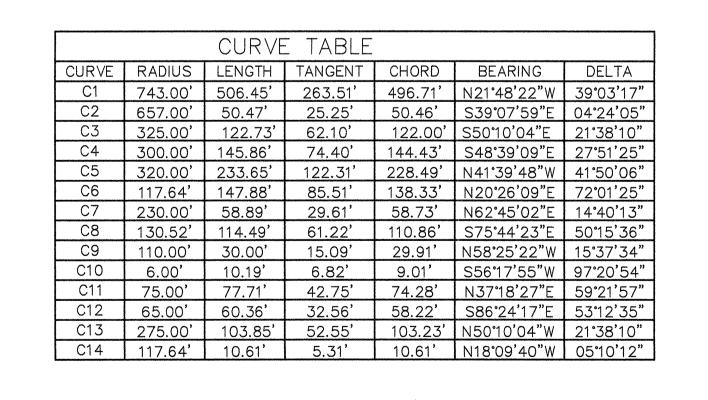
(3) SUMMERGLEN PROPERTY OWNERS ASSOCIATION INC 9697 RANCH ROAD 12 WIMBERLEY, TX. 78676-5238



1" =60"

APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO





NOTE: THIS SITE IS INCLUDED IN VESTED RIGHTS PERMIT NUMBER 02-01-061.

POADP R	EVISION HI	ISTORY
POADP NAME	POADP #	ACCEPTED DATE
CANYON SPRINGS RANCH	427	3/6/95
CANYON SPRINGS VALLEY	427-B	4/27/98
THE LINKS AT CANYON SPRINGS	427-G	

LINE TABLE

LINE LENGTH BEARING L1 37.07 <u>N03°52'36"E</u>

L4 52.64 S67°08'55"E

L5 26.69 S55°26'12"E

L9 96.88 S55°24'56"W

L10 11.20 S70°05'09"W

L12 11.37 N66°14'09"W L13 6.46 N75°01'38"W

L17 70.93 N60°59'09"W

L18 94.67 N39°20'59"W

 L19
 45.39
 N57°13'03"E

 L20
 100.43
 N39°20'59"E

 L21
 7.20
 N57°13'03"E

 L22
 59.50
 N85°01'09"E

L14

L15

7.67 S58°25'12"E 40.62 S81°25'33"E

62.66 S34°43'26"E

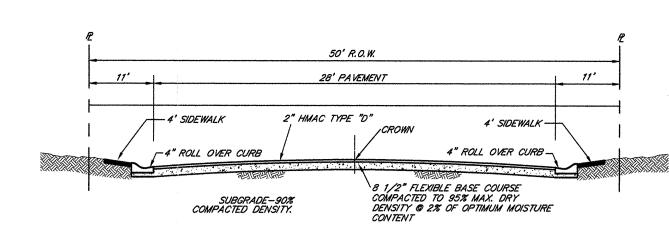
11.60 S56°26'51"W 43.83 S48°23'56"E

21.93 S79°07'49"W

15.86 S07°37'29"W

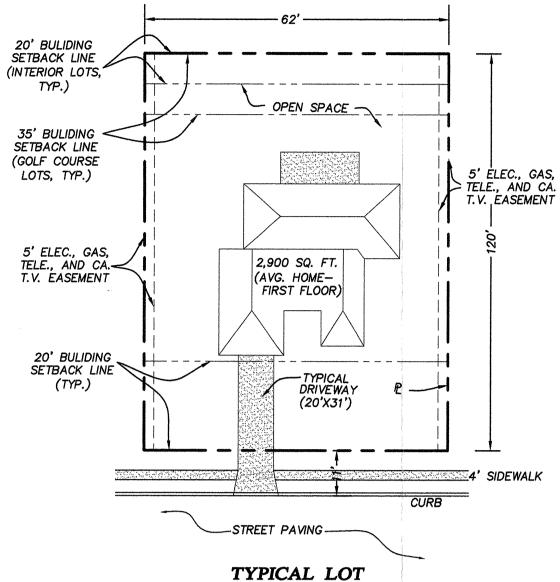
75.21 S66°59'26"W

16.50 N59°47'58"W



SCALE: 1" = 200'

TYPICAL STREET SECTION WITH ROLLOVER CURB (SU RO.W.)



(62' X 120') (NOT TO SCALE)

PUD PLAN NOTES: 1. FLOOD PLAIN R.O.W.S AND DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. 2. STREETS ARE AS INDICATED AND ARE PRIVATE. 3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER

4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM. 5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.

6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. 7. PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.J. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.

8. ALL PROPERTY SHOWN AS GREENBELT /COMMON AREA WILL BE PASSIVE OPEN 9. HOMEOWNERS IN THE LINKS AT CANYON SPRINGS DEVELOPMENT WILL HAVE ACCESS TO THE RECREATION CENTER UPON PLAT APPROVALS AND ANNEXATION

BY THE CANYON SPRINGS HOMEOWNERS ASSOCIATION. 10. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE. 11. ALL FINISHED FLOOR ELEVATIONS WILL BE ONE FOOT ABOVE THE 100-YEAR

ULTIMATE DEVELOPMENT FLOODPLAIN.

OWNER:

1) THE BEARINGS ARE BASED ON A 43.48 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9141, PAGES 1275-1287 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

DEVELOPER: LYNX DEVELOPMENT GROUP 6836 BEE CAVES RD., SUITE 400 AUSTIN, TEXAS 78746

OFFICE: (512) 335-7611 FAX: (512) 335-3374

RH OF TEXAS 12357 RIATA TRACE PRKWY. STE. A-300

AUSTIN, TX 78727 OFFICE: (512) 343-3266 (512) 343-3282

PAPE-DAWSON ENGINEERS

555 E. RAMSEY SAN ANTONIO, TX 78216 OFFICE: (210) 375-9000 (210) 375-9010

GREENBELT/PRIVATE

PROPERTY OWNER KEY (SEE SUMMARY THIS SHEET)

SENSITIVE GEOLOGIC FEATURES: THE FOLLOWING GEOLOGIC FEATURES WERE IDENTIFIED DURING A GEOLOGIC

ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON NOVEMBER 1-22, 1996 AND JANUARY 18-19, 2002 AND WERE DETERMINED TO BE "SENSITIVE":

FEATURE S-4 IS A METAL CASED WATER WELL SURROUNDED BY A CONCRETE PAD. IT IS NOT

THIS FEATURE WAS A CAVE WITH A SHAFT PLUGGED BY COLLAPSED ROCK AND SOIL. EXCAVATION REVEALED A 30-FOOT DEEP SHAFT.
THE FOOTPRINT OF THE CAVE LIES WHOLLY
WITHIN THE CAVE SYMBOL ON THE GEOLOGIC

FEATURE S-415 IS A CAVE KNOWN AS "HOPELESS CAVE". IT IS DESCRIBED IN THE CAVES OF BEXAR COUNTY (VENI, 1988) AS A SLOPING PIT ALONG A FLOWSTONE SURFACE. TOTAL DEPTH IS APPROXIMATELY 37—FEET. THE FOOTPRINT OF THE CAVE LIES WHOLLY WITHIN THE CAVE SYMBOL ON THE GEOLOGIC MAP.

SANITARY SEWER:

SAN ANTONIO WATER SYSTEM SAN ANTONIO WATER SYSTEM GAS AND ELECTRIC: CITY PUBLIC SERVICE TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

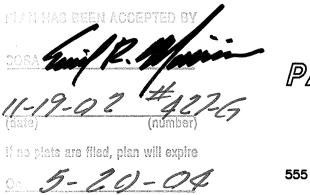
	OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)								
PHASE/	ESTIMATED	LAND USE	GROSS	No. OF	DENSITY	BUILDING & DRIVEWAY	PAVEMENTS,	OPEN SPACE	% OPEN
UNIT	COMPLETION DATE		AREA (Ac.)	BUILDABLE LOTS	(LOTS/Ac.)	COVERAGE (Ac.)	SIDEWALKS (Ac.)	(Ac.)	SPACE/PHASE
1	DEC. 2002	SINGLE FAMILY RESIDENTIAL	26.03	87	3.34	6.87	4.11	15.05	57.82%
2	AUG. 2003	SINGLE FAMILY RESIDENTIAL	8.75	26	2.97	2.05	1.58	15.12	58.51%
3	AUG. 2004	SINGLE FAMILY RESIDENTIAL	17.45	68	3.90	5.37	2.31	9.77	55.99%
		TOTALS/AVERAGE	52.23	181	3.47	14.29	8.00	29.94	57.32%

SUMMARY	
NUMBER OF RESIDENTIAL LOTS	181
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.47
FLOOR AREA RATIO	.231
PASSIVE OPEN SPACE (ACRE)	1.59

THE LINKS AT CANYON SPRINGS

(UNITS 1, 2 & 3)

P.U.D. / M.D.P. PLAN / PEDESTRIAN PLAN



PAPE-DAWSON DE ENGINEERS

MAY, 2002

JOB NO. 5437-25

02 1104 15 PM 3: 34

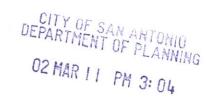


City of San Antonio	DEPARTMENT OF PLANTONIO
NEW U.D.C.	DO LO LANTO OF PLANTING
<u>NEW U.D.C.</u> Master Development Plan and APPLICATION	d P.U.D. // PM
APPLICATION	3:04

Date Submitted:	Project ID Number	: 427-G
Project Name: The Links at Canyon Springs		
Owner/Agent: Lynx Development Group	Phone: (512)335-7611	Fax: <u>(512)335-3374</u>
Address: 12416 Hymeadow Dr. #101, Austin, TX		Zip code: 78750
Engineer/Surveyor: Pape-Dawson Engineers, Inc.	Phone: (210)375-9000	Fax: (210)375-9010
Address: 555 East Ramsey, San Antonio, TX		Zip code:78216
Existing legal Description (PUD Only): Being a 43.48 a instrument recorded in Volume 9141, Pages 1275-1287 of County, Texas, out of the ClL. Muller Survey No. 385, Ab Abstract 945, County Block 4929, and J.H. Classen Survey County, Texas.	f the Official Public Record estract 531, County Block 4	ds of Real Property of Bexar 928, B. Staffel Survey No. 4,
Existing zoning: N/A	Proposed zoning: N/A	
(I CB Cinj) Linear 1001 Care and 1001	Private ⊠ Gated Public □ Un-Gated	☐ Attached ☐ Detached
(PUD Only) Number of lots: 180 divided b	by acreage: 52.23	= Density: 3.45 Lots/Ac
(PUD Only) Total open space: 29.86 divided b	by total acreage: 52.23	= Open space: <u>57.17</u> %
(PUD Only) Type of gate(guard/mag card/key/transmitter/etc	c.): Transmitter	
(PUD Only) Construction start date: April 1, 2002		
(PUD Only) X/Y coordinates at major street entrance: X: 98	8° 28' 45"	Y: 29° 40' 45
Site is over/within/includes:		
Edwards Aquifer Recharge Zone: 🛛 Yes 🔲 No		
San Antonio City Limits?		
Projected # of Phases: 2		
Council District: N/A School District: Comal	Fe	erguson Map Grid: 541 / B7

City of San Antonio NEW U.D.C.

Master Development Plan and P.U.D. APPLICATION



(Continued)

s there a previous Master Development Plan (a.k.a.POADP) for this Site? Name_Canyon Springs ValleyNo427-B	_
s there a corresponding PUD for this site? Name The Links at Canyon Springs No. F	ending
Plats associated with this Master Development Plan (a.k.a.POADP) or site?	
Name_N/A No	
Name No. No.	
NameNo	T
Contact Person and authorized representative: Print Name: Chris Overstreet Signature: Missing Signature: First (512) 225-22	<i></i>
Date:Phone:(512) 335-7611Fax:(512) 335-35	374
Master Development Plan and P.U.D. <u>Technical Review</u>	941 9
Name of the Master Development Plan or P.U.D. and the subdivision;	
☐ City assigned Plan ID number;	
Name and address of owner of record, developer and engineer;	
The name names of all adjacent property owners as shown on current tax records;	
Certificate of agency or power of attorney if other than owner;	
Signature blocks for the chairperson and secretary (Planning director or assignee);	
[PUD ONLY] Proposed covenants on the property, if any, including a map and legal description of a	rea affected;
▼ Two points identified by Texas Planes Coordinates;	
■ Basis of bearing used and a north point;	
Boundary of the development and total acreage encompassed, thereby described and mapped at and	appropriate scale;
MDP ONLY) topographic contour lines no greater than ten (10) feet;	

City of San Antonio NEW U.D.C.

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING

Master Development Plan and P.U.D. 02 MAR 11 PM 3: 04 **Technical Review**

(Continued)

\boxtimes	(PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
\boxtimes	Date of preparation;
\boxtimes	Graphic and written scale and north arrow;
\boxtimes	A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
\boxtimes	Total area of property;
\boxtimes	All existing easements or right-of-way with street names impacting the development area, their nature and width;
	The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
	(PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
	(MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
	(PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
\boxtimes	The location and dimension of all proposed adjacent roadways, whether existing or proposed;
\boxtimes	(PUD ONLY) The location and dimension of all proposed or existing lots.
\boxtimes	The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
\boxtimes	A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
\boxtimes	The schematic of all existing and proposed streets, as well as proposed access points.
	The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
	(Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
\boxtimes	A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
	The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

City of San Antonio NEW U.D.C.

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 MAR 11 PM 3: 04

Master Development Plan and P.U.D.

Technical Review

(Continued)

the affect and area of
(PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 (a) square footage of all buildings and structures (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate
forth the following data, when such data is applicable to a given development plan:
A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase. (b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(1) To tall area in passive open space.
Tatal area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.
☐ Traffic Impact Analysis (section 35-502).
(M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location,
(M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, water width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of width, and names of all existing from the latest certified assessment rolls.
width, and names of all existing of platted sirects of odds partially adjacent property owners or subdivision from the latest certified assessment rolls.
(PUD Only) Lots numbered as approved by the City.
PUD Only) Layout shall show where lot setbacks as required.
Location and size in acres of school sites, as applicable.
The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
A stormwater management plan (section 35-B119)
I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.
Certifying Representative.
Print Name: Chris Overstreet Signature: Mis Would
If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001



ITY OF SAN ANTONIO

November 19, 2002

Mr. Drake Thomson P.E.

Pape- Dawson Engineers, Inc. 555 E. Ramsey San Antonio, TX 78216

Re: The Links at Canyon Springs

MDP # 427-G

Dear Mr. Thomson:

The City Staff Development Review Committee has reviewed The Links at Canyon Springs Master Development Plan M.D.P. # 427-G. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The Development services Engineering Division has cited the following conditions as part of their conditional approval:
 - 1. A right-turn deceleration lane will be provided for the entrance by the developer on westbound Canyon Golf Road.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Thomson Page 2 November 19, 2002

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services Richard De La Cruz, P.E. Senior Engineer Development Services Arturo Villarreal Jr., P.E. Storm Water Engineering

City of San Antonio

Interdepartmental Correspondence Sheet

TO:

Michael Herrera

FROM:

LeeAnne Lutz, E.I.T.

COPIES TO:

Arturo Villarreal, P.E., File

SUBJECT:

The Links at Canyon Springs

File #427-G/02-005

November 5, 2002

Salado Creek Watershed

Storm Water Engineering has reviewed The Links at Canyon Springs PUD/MDP and recommends this project for approval if the following comment is placed on the PUD/MDP:

All finished floor elevations will be one foot above than the 100-year ultimate development floodplain.

LeeAnne Lutz, E.I.T.

Sel Orome July

Senior Engineering Associate Storm Water Engineering Division

210-207-5012



City of San Antonio

02 AUG 19 AM 8: 11

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: LeeAnne Lutz, E.I.T.

COPIES TO: Arturo Villarreal, P.E., File

SUBJECT: The Links at Canyon Springs PUD/MDP
File #427-G/02-005

August 14, 2002

Salado Creek Watershed Second Review

Storm Water Engineering has reviewed The Links at Canyon Springs PUD/MDP and comments are as follows:

- 1. This project is located above NRCS Dam No. 8 and detention will be required.
- 2. Please indicate what 100-year floodplain is drawn on the PUD/MDP plan (100 year existing or ultimate) and the source (FIRM map or the name of the floodplain study).
- 3. All other previous comments have been addressed or met.

At this time, this project is not recommended for approval.

LeeAnne Lutz, E.I.T.

fel anne fux

Engineering Associate

Storm Water Engineering Division



City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

(Check One)	Date: March 8, 2002
Master Development Plan (MDP) (Formally POADP)	P.U.D. Plan
MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD)	☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development(TND)	☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)	
☐ Major ☐ Minor	☐ Other:
Project Name: The Links at Canyon Springs PUD/MI	OP FILE # 427-G /02-005
(Plats Only): 4 copies (folded) with Request for Review forms (at	
(1) Major thoroughfare, (1) Neighborhoods, (1) Hist	oric Preservation
To:	TIA Zoning Tree Preservation Parks – Open Space Fire Protection Bexar County Public Works
respective departments or agencies	
City of San Antonio Plann	ing Department use
FROM: Michael O. Herrera, Planner II	Date:
SUBJECT: The attached item has been submitted for	your review, recommendation, and or
comment to the Planning Commission or Director. If	necessary, please circulate within your
department. Copy this review sheet as needed. Mark	your comments here and be prepared to
review at the next schedule meeting. Your written con	nments are strongly encouraged for
documentation in the file.	

This item is tentative scheduled	for	before the (M	DP) committee.	
I recommend approv	al	I do not reco	ommend appro	oval
On	_, I notified		, the	engineer/
subdivider/agent, of the correc				
Comments: HAR OA	KS IS ON THE	MTP RE	-OILIRING	A MIN.
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Signature	Title		Date	



City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

RECEIVED MAR 1 8 2002

	Date:	March 8, 2	002
P.U.D. Plan	of the corr		
☐ Mixed Used	District (M	XD)	
☐ Military Air	port Overlay	y Zone (MO	AZ)
☐ Manufacture	ed Home Par	rk Plan (MF	IPP)
Other:	2 37.77		
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Fire Protection Bexar County P with Request for R pring Department Date r your review, reco	nt use mmendation circulate w	(attached) fo n, and or vithin your	r
Pire Protection Bexar County P with Request for R ping Departme Date your review, reco	nt use mmendation circulate watere and be p	n, and or vithin your	r
	☐ Mixed Used ☐ Military Air ☐ Manufacture ☐ Other: DP FILE #4 ttached) (1) Master Deteric Preservation ☐ Street and Drain ☐ TIA ☐ Zoning	☐ Mixed Used District (M☐ Military Airport Overlay ☐ Manufactured Home Pa☐ Other:	☐ Mixed Used District (MXD) ☐ Military Airport Overlay Zone (MO☐ ☐ Manufactured Home Park Plan (MF☐ ☐ Other: ☐ Other: ☐ DP FILE # 427-G/02 - 60 S ttached) (1) Master Development, toric Preservation ☐ Street and Drainage ☐ TIA ☐ Zoning

This item is tentative sch	eduled for	before the (MDP)	committee.	
THE STAN GIVE		Planning Dep		
I recommend a	pproval	□ I do not recomm	nend appr	oval
On	, I notified		, the	engineer/
subdivider/agent, of the	corrections needed to rem	ove this objection. Tel	#	HEER ORE)
Comments:	daid Deed Dixid	mbination)	J.D. Plan (co	MDP/ P
Overlay Zone (MOAZ)	Military Airport		an Commun	Master P
Coordinate	tree prese	water	al Neighborà	Tradition
lay cert &	development	to maximi	e tree	Plat Certif
preservación				=0(829)
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C. Shorter	Fire Protection		LITTLE CW	10 0 5
e forms (ettached) for	olded) with Request for Review	rais (ONL I) 15 copies (†		
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186	lanning Department t	ty of San Aptonio I	Ö	
	Dates	Interest Planner II	I O Isadail	M. Macaga
Deed	Cely U	Moust	3/25/0	SUBJECT
Signature	Title		Dots	or instrution

MAKE CORX.



City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING

02 MAR 25 PM 4: 02

(Check One)	Date: March 8, 2002				
Master Development Plan (MDP) (Formally POADP)	☐ P.U.D. Plan				
MDP/ P.U.D. Plan (combination)					
☐ Master Plan Community District (MPCD)	☐ Military Airport Overlay Zone (MOAZ)				
☐ Traditional Neighborhood Development(TND)	☐ Manufactured Home Park Plan (MHPP)				
☐ Plat Certification Request ☐ Pedestrian Plan (PP)	0.00				
☐ Major ☐ Minor	Other:				
Project Name: The Links at Canyon Springs PUD/MD	P FILE # 427-G/62-005				
(Plats Only): 4 copies (folded) with Request for Review forms (atte	ached) (1) Master Development,				
(1) Major thoroughfare, (1) Neighborhoods, (1) Histo	ric Preservation				
To: Master Development Plan	Street and Drainage				
☐ Major Thoroughfare ☐ Neighborhoods ☐	TIA Zoning				
☐ Historic ☐	Tree Preservation				
□ SAWS Aquifer □	Parks – Open Space				
Other: DISAOUTY	Fire Protection &				
Access	Bexar County Public Works				
Note: Master Plan Submittals (ONLY) 15 copies (folded) respective departments or agencies	with Request for Review forms (attached) for				
City of San Antonio Plann	ing Department use				
FROM: Michael O. Herrera, Planner II	Date:				
SUBJECT: The attached item has been submitted for	your review, recommendation, and or				
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department. Copy this review sheet as needed. Mark	your comments here and be prepared to				
review at the next schedule meeting. Your written com	ments are strongly encouraged for				
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This item is tentative scheduled for_	befor	re the (MDP) committee.
☐ I recommend approval	☑ I do r	not recommend approval
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subdivider/agent, of the correction	s needed to remove this o	ojection: 1et n
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U. Cae Donald	Planner II	3-20-02
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Disabilletz Access

August 17, 2001



City of San Antonio Planning DepartmentCITY OF SAN ANTONIO Master Development Plant Section of PLANNING

REQUEST FOR REVIEW-9 AM 8: 32

Check	One)		Date: 0/8/02
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⊠ M	DP/ P.U.D. Plan (combination)		☐ Mixed Used District (MXD)
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	raditional Neighborhood Development(TND)		☐ Manufactured Home Park Plan (MHPP)
□ Pla	nt Certification Request 🔲 Pedestrian Plan (PF)	
□ M	ajor		Other:
Proje	ect Name: The Links at Canyon Springs		FILE # 427-G/02-005
	2 nd Review Please fax any comm	ent	s to Drake Thompson @ 375-9010
(Plats	Only): 4 copies (folded) with Request for Review forms	atta	ched) (1) Master Development,
	(1) Major thoroughfare, (1) Neighborhoods, (1) H	isto	ric Preservation
To:			Street and Drainage
•	Major Thoroughfare		TIA
	□ Neighborhoods		Zoning
	☐ Historic		Tree Preservation
	☐ SAWS Aquifer		Parks – Open Space
	☐ Other:		Fire Protection
•	COSOBOLITY ACCESS		Bexar County Public Works
	e: Master Plan Submittals (ONLY) 15 copies (folde ective departments or agencies	ed) 1	with Request for Review forms (attached) for
	City of San Antonio Pla	nni	ing Department use
FRO	M: Michael O. Herrera, Planner II		Date:
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ll.llac	Donald	Planner II	8-16-02
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City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

heck One)	Date: Watch 6, 2002			
Master Development Plan (MDP) (Formally POADP)	P.U.D. Plan			
MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)			
Master Plan Community District (MPCD)	☐ Military Airport Overlay Zone (MOA			
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☐ SAWS Aquifer ☐	Parks – Open Space			
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Note: Master Plan Submittals (ONLY) 15 copies (folded) respective departments or agencies	with Request for Review forms (attached) for			
City of San Antonio Plann	ing Department use			
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City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

Check One)	Date: March 8, 2002
Master Development Plan (MDP) (Formally POADP)	☐ P.U.D. Plan
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FROM: Michael O. Herrera, Planner II	Date:
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documentation in the file.	

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This item is tentative scheduled for	ī	before the (MDP) comm	nittee.
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City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

This item is tentative scheduled

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TIA 4219/02-005



City of San Antonio Planning Department Master Development Plan Section

REQUEST FOR REVIEW

(Ch	neck One)	Date: 9/20/02			
	Master Development Plan (MDP) (Formerly POADP)	☐ P.U.D. Plan			
	MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)			
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	Note: Master Plan Submittals (ONLY) 15 copies (folded respective departments or agencies				
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		William Joseph Str.			
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CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING



City of San Antonio Planning Department ITY OF SAN ANTONIO Master Development Plant Section T OF PLANNING REQUEST FOR REMLEW AM 8: 32

(Check One) Date: 8/8/02
☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
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Project Name: The Links at Canyon Springs FILE # 427-G/02-005
2 nd Review Please fax any comments to Drake Thompson @ 375-9010
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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation
To: Master Development Plan ☐ Major Thoroughfare ☐ Neighborhoods ☐ Zoning ☐ Historic ☐ SAWS Aquifer ☐ Other: ☐ Development Plan ☐ Street and Drainage ☐ TIA ☐ Zoning ☐ Parks – Open Space ☐ Development Plan ☐ Reversal Plan ☐ Tree Preservation ☐ Parks – Open Space ☐ Development Plan ☐ Fire Protection ☐ Bexar County Public Works
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DEPARTMENT OF PLANNING

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January 4, 2002

12357-I Riata Trace Parkway Suite 300 Austin, Texas 78727

512 343 7009 Tel. 512 343 3289 Fax

Mr. Emil R. Moncivais, AIA, AICP City of San Antonio Department of Planning P. O. Box 839966 San Antonio, TX 78283-3966

Re:

The Links at Canyon Springs

Dear Mr. Moncivais

This letter hereby authorizes Lynx Development Group to act as signing agent for RH Homes of Texas for all documents pertaining to The Links at Canyon Springs.

By: Title THE STATE OF TEXAS COUNTY OF BEXAR Before me, the undersigned authority, a notary public for the State of Texas, on this day personally person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under by hand and seal of office this the ____ day of__ Deborah J. Thornton Notary Public, State of Texas My Commission Expires MARCH 05, 2005 Notary Public In and For The State Texas My Commission Expires:

Printed Name of Notary

05/03/02 FRI 09:51 FAX 2102077897

********* TX REPORT *********

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City of San Antonio Planning Department

Muricipal Plaza Building 114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, 7X 78283-3966



Pages sent including fax cover:



If you do not receive all pages, please call 207-7873

Please deliver to:

D- . - . 1.

Name: Inche Mompson Title: Organization: Phone: Fax: 375-9010

Name: Michelle Gonzalez Title: Secretary 7 Division: Planning Department Phone: 207-7873 Fax: 207-7897



02 MAR 25 PH 4: 02

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	LeeAnne Lutz, E.I.T.
COPIES TO:	Samuel Carreon, P.E., Arturo Villareal, P.E., File
SUBJECT:	The Links at Canyon Springs PUD/MDP File #427-G/02-005

March 19, 2002

Storm Water Engineering has reviewed the MDP/PUD Plan for The Links at Canyon Springs PUD/MDP, comments are as follows:

- 1. The project submittal is incomplete and not recommended for approval.
- 2. A Storm Water Management Plan (section 35-B119) is required per Appendix B, table B-1, H (24), page B-9 of the UDC.
- 3. A portion of the future extension of Canyon Golf Road is located within the 100-year floodplain. This street must be designed as an All Weather (passes the ultimate development 100-yr storm) street crossing.
- 4. This runoff from this development will impact SCS Dam No. 8B. Detention will be required.
- 5. The non-detailed 100-year floodplain is located throughout the property. Provide a detailed drainage engineering study of this area. Report requirements can be found in Appendix B, page B-22 (City of San Antonio Flood Plain Submittal Checklist) of the UDC.

LeeAnne Lutz, E.I.T. Engineering Associate

Leanne Lity

Storm Water Engineering Division

on the

036762

MARCH 12, 2002

555 East Ramsey San Antonio, Texas 78216

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PAPE-DAWSON CONSULTING ENGINEERS, INC.

TO THE ORDER

CITY OF SAN ANTONIO

OF

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1007 HPK VENTURES, LTS 11-01 CANYON SPRINGS 512-335-7611 12416 HYMEADOW DR., STE. 101 AUSTIN, TX 78750 30-1328/1140 PAY TO THE ORDER OF DOLLARS Details on Back, International Bank of Commerce an Antonio Branch (210) 518-2525 FOR_PUD MP ""OO 100 7"" →": 1 1 40 1 3 2B 4 1:00 1 4 4 9 2 40 1\"



City of San Antonio DEPARTMENT OF SAN ANTONIO NEW U.D.C. Master Development Plan and P.U.D. / PM 3: 04

	Project ID Number:	427-G
Project Name: The Links at Canyon Springs		
Owner/Agent: Lynx Development Group	Phone: (512)335-7611	Fax: (512)335-3374
Address: 12416 Hymeadow Dr. #101, Austin, TX Engineer/Surveyor: Pape-Dawson Engineers, Inc.		Zip code: <u>78750</u>
Address: 555 East Ramsey, San Antonio, TX	Phone: (210)375-9000	Fax: (210)375-9010 Zip code: 78216
County, Texas, out of the ClL. Muller Survey No. 385, Abs Abstract 945, County Block 4929, and J.H. Classen Survey County, Texas.	No. 384, Abstract 166, Count	y Block 4927 all in Bexar
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MARCH 12, 2002

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PAPE-DAWSON CONSULTING ENGINEERS, INC.

Washers Inc.

Authorized Signature

5 East Ramsey San Antonio, Texas 78216

CITY OF SAN ANTONIO Public Works Department

Interdepartment Correspondence Sheet

ГО:	Michael Herrera, Planning Department		ci Ci	
FROM:	Development Services Engineering Division		50	
COPIES TO: _	File			
SUBJECT: _	The Links at Canyon Springs, POADP		Level 1 T.I.A.	
		Date:	May 13, 2002	

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Links at Canyon Springs, POADP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to be a gated community consisting of 180 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 182 peak hour trips. These trips will be distributed through one access point onto Canyon Golf Road. The gated entrance will allow two lanes of traffic with 120 feet between the property line and the key pad. A right-turn deceleration lane will be provided for the entrance by the developer on westbound Canyon Golf Road.

Todd Sang

Senior Engineering Technician

Approved by:

Richard L. De La Cruz, P.E.

Senior Engineer

TS/RLD ID 2002TIA0310



DEPARTMENT OF PLANNING 02 NOV 18 PM 12: 07



02 HOV 15 PM 3: 33

To:

Mike Herrera

Date:

11/14/02

Re:

The Links at Canyon Springs, PUD/MDP Plan

As we discussed, a slight change in the layout was made on Unit-2 of this plan. The road was moved to avoid conflict with a golf green. Because of this layout change two lots were moved across to the other side of the road.

This change results in no change in the Unit-1 layout, no change in the number of lots, and no change in density. We do not anticipate any problems with this because of these changes.

I appreciate your assistance in avoiding delays in this approval.

END OF MEMORANDUM

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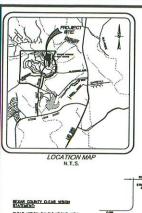
Walt Rakowitz, E.I.T.

Project No.: 5437-25

cc:

PAPE-DAWSON ENGINEERS. INC.

Area Changed



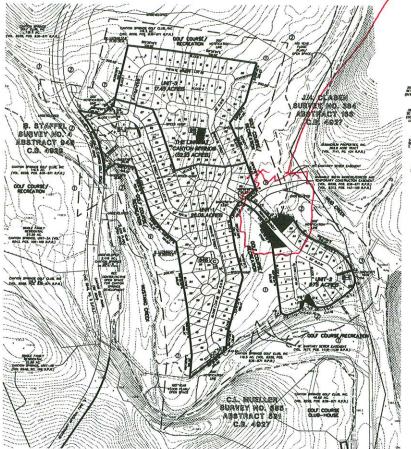


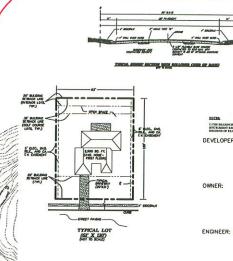
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ENTRANCE DETAIL

PUD PLAN NO.: APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO





- PUD PLAN NOTES:

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ESTIMATED COMPLETION DATE



DEVELOPER: LYNX DEVELOPMENT GROUP 6836 BEE CAVES RD., SUITE 400 AUSTIN, TEXAS 78746 OFFICE: (512) 335-7611 FAX: (512) 335-3374

RH OF TEXAS 12357 RIATA TRACE PRKWY. STE. A-300 AUSTIN, TX 78727 OFFICE: (512) 343-3266 FAX: (512) 343-3282

PAPE-DAWSON ENGINEERS 555 E. RAMSEY SAN ANTONIO, TX 78216 OFFICE: (210) 375-9000 FAX: (210) 375-9010

CHECK STATE OF THE PERSON IN

LEGEND

SENSITIVE GEOLOGIC FEATURES: THE FOLLOWING GEOLOGIC FEATURES WERE IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON NOVEMBER 1-22, 1996 AND JANUARY 18-19, 2002 AND WERE DETERMINED TO BE "SENSITIVE":

S-4 PLANCE S-I S A HE'VE CHESS STATE SELL SURROLLINGS BY A CONCRET PAGE IS SHOT

© S-415

COVERAGE (Ac.) SOCHALKS (Ac.)

SANITARY SEWER:
WATER:
GAS AND ELECTRIC:
CITY PUBLIC SERVICE
TELEPHONE:
CITY PUBLIC SERVICE
TELEPHONE COMPANY

aī'	COMPLETION DATE		AREA (Ac.)	BUILDABLE	(LOTS/Ac.)	COVERAGE (Ac.)	SIDEWALKS (Ac.)	(Ac.)	SPACE/PHASE
	DEC. 2002	SINGLE FAMILY RESIDENTIAL	26.03	87	3.34	6.87	4,11	15.05	57.82%
	AUG. 2003	SINGLE FAMILY RESIDENTIAL	8.75	26	2.97	2.05	1,58	15.12	58.51%
	AUG. 2004	SINGLE FAMILY RESIDENTIAL	17,45	68	3.90	5.37	2.31	9.77	55,99%
		101acs/micleoc	52.23	181	2,47	14.29	8.00	29.94	\$7,328
			NUMBI	ER OF RES	IDENTAL LO	UMMARY	181		

SUMMARY	
NUMBER OF RESIDENTIAL LOTS AVERAGE HOME SIZE (SF) DENSITY (SINGLE FAMILY UNITS PER ACRE) FLOOR AREA RATIO PASSIVE OPEN SPACE (ACRE)	181 2,900 3.47 .231 1.59

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)
OSS No. OF DENSITY BUILDING & DRIVEWAY PAVEL

THE LINKS AT CANYON SPRINGS

(UNITS 1, 2 & 3) P.U.D. / M.D.P. PLAN / PEDESTRIAN PLAN



566 CAST RANSET SAN ANTONO TELMS 78216 PHONE: 210.372.5000 MAY 2002 JOB NO. 8437-25

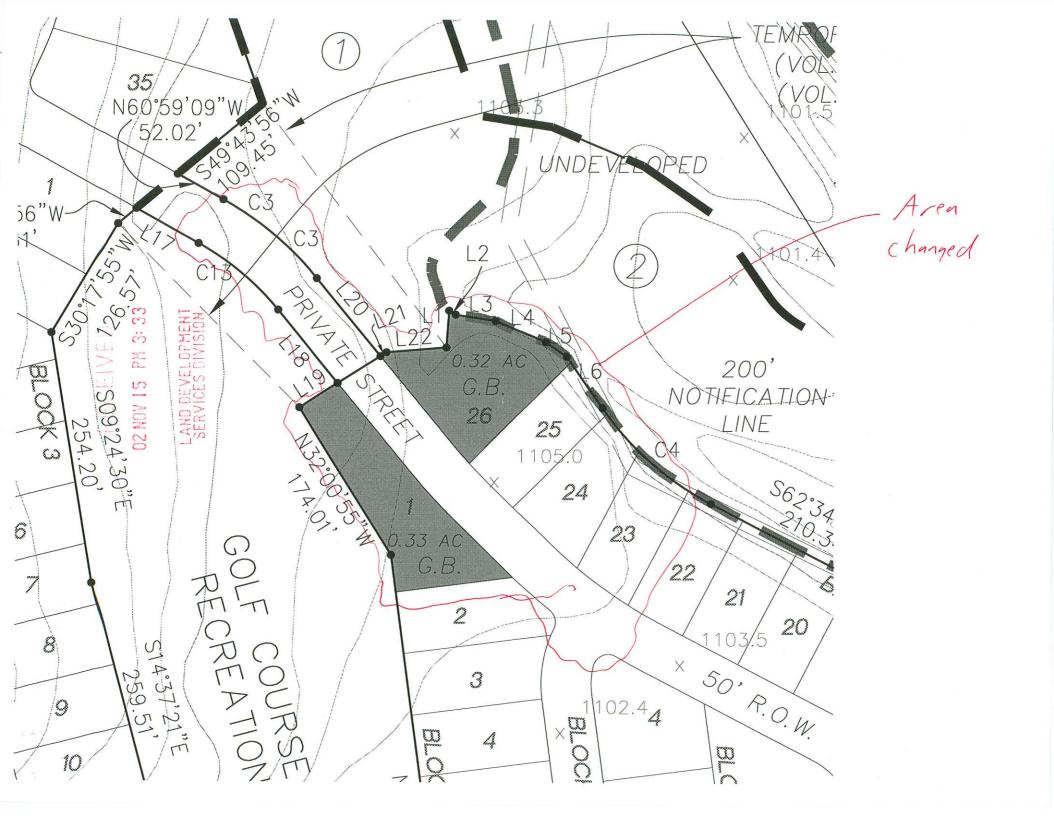
UNE	LENGTH	BEARING
LI	37.07	NO3'52'36'E
L2	7.67	\$58"25"12"E
L3	40.62	\$8175'33'E
L4	52.64	\$67'08'55"E
L5	26.69	\$55'26'12'E
L6	62.66	\$34'43'26 E
L7	11.60	\$56"26"51"W
L8	43.83	S48"23"56"E
L9	95,88	\$55'24'56"W
L10	11,20	570'05'09"W
L11	21.93	579 07 49 W
L12	11,37	M6674'09"W
L13	5.45	N75'01'38"W
L14	15.86	S07'37'29"W
L15	75,21	S66"59"26"W
L16	16.50	N59'47'58 W
L17	70.93	N50"59"09"W
L18	94.67	N39"20"59"W
L19	45.39	N5773'03'E
L20	100.43	N39"20"59"E
L21	7.20	N5773'03'E
L22	59.50	N85'01'09"E

CURVE	RADIUS	LENGTH	TANCENT	CHORD	BEARING	DELTA
C1	743.00	506,45	263.51	496,71	N21'45'22"W	39'03'17'
C2	657.00	50.47	25.25	50,46	\$39°07'59"E	04'24'05'
C3	325.00	122.73	62.10	122.00	\$5010'04"E	21'38'10"
C4	300.00*	145,86	74.40	144.43	S48'39'09"E	27'51'25"
C5	320.00	233,65	122.31	228.49	N41'39'48'W	41'50'06"
C6	117.54	147,88	85.51	138.33	N20"26"09"E	72'01'25"
C7	230.00	58,89"	29.61	58.73	N62"45"02"E	14'40'13"
C8	130,52	114,49	61,22	110.86	\$75'44'23'E	5075'36"
C3	110.00	30.00	15.09	29.91	N58"25"22"W	15'37'34"
C10	6.00"	10,19"	6.82	9.01"	S5617'55'W	97'20'54
C11	75.00	77.71	42.75	74.28	N3718'27'E	59'21'57'
C12	65,00"	60,36	32.56	58.22'	\$86"24"17"E	5372'35"
C13	275.00	103.85	52.55	103.23	N50'10'04"W	
C14	117.54	10.61	5.31'		N18'09'40"W	

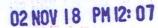
CURVE TABLE

NOTE: THIS SITE IS INCLUDED IN VESTED RIGHTS PERMIT MANDER 02-01-081

POADP REVISION HISTORY					
POADP #	ACCEPTED DATE				
427	3/6/95				
427-8	4/27/98				
427-G					
	POADP # 427 427-8				



TRANSMITTE OF SAN ANTONIO





(11 Te Herrera 02 NOV 15 PM 3: 33 Date: 11-14-02
n:	LAND DEVELOPMENT SERVICES DIVISION
L	ints
UANTITY	DESCRIPTION
1	Memo
23	Coeirs PUD/MPP
2	Memo (oeies PUD/MPP 8/2 × 11" (opies
1 14	
	If enclosures are not as noted, kindly notify us at once.
For Approv	
OMMENTS _	
om: _W	alt Raltonitz Project No.: 5437-29
om:	alt Raltonitz Project No.: 5437-29

TRANSMITTAL



Mike Herrera To:

Date: March 11, 2002

Planning Department 3RD Floor

114 W. Commerce

San Antonio, TX 78205

Re:

The Links at Canyon Springs PUD/MDP

QUANTITY	DESCRIPTION
1 EA	Application, Application Fees (Chk. Nos. 1007,1008) Letter of Agent, Legal Instrument, PUD Mailing List, Completeness Review
1 EA	TIA & TIA Review Fee (Chk. No. 1009)
15	PUD/MDP Maps with Request for Reviews
1 EA	Master Water & Sewer Plans
1 EA	CD (Autocad Digital Submittal)

1 EA	CD	(Autocad Digital Su	bmittal)		
		If enclosures are no	ot as noted, kindly notify	us at once.	
For Appro	val	For Your Use	As Requested	For Revieu	w and Comment
COMMENTS					
					02 MAR 1
					PH 33

From:

Drake Thompson P.E.

Project No.:

543720.25

cc:

PAPE-DAWSON ENGINEERS, INC.